



PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

File Number: 2003-0849
No. 04-03

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

This form is provided as a notification of an intent to adopt a Mitigated Negative Declaration which has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

PROJECT TITLE:

Application for a **Use Permit** filed by Alan Andress.

PROJECT DESCRIPTION AND LOCATION (APN):

2003-0849 – Application for a Use Permit on a 41,000 square foot lot to allow a new gas station building with associated self service car wash, and fuel canopy. The property is located at **1005 W El Camino Real** in a C-2 (Highway Business) Zoning District.

WHERE TO VIEW THIS DOCUMENT:

The **Mitigated Negative Declaration**, its supporting documentation and details relating to the project are on file and available for review and comment in the Office of the Secretary of the Planning Commission, City Hall, 456 West Olive Avenue, Sunnyvale.

This **Mitigated Negative Declaration** may be protested in writing by any person prior to **5:00 p.m.** on **Tuesday, April 6, 2004**. Such protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a **Mitigated Negative Declaration** will be considered by the adopting authority, whose action on the protest may be appealed.

HEARING INFORMATION:

A public hearing on the project is scheduled for:

Monday, April 12, 2004 at 8:00 p.m. by the Planning Commission in the Council Chambers, City Hall, 456 West Olive Avenue, Sunnyvale.

TOXIC SITE INFORMATION:

(No) listed toxic sites are present at the project location.

Circulated On March 17, 2004

Signed: _____
Trudi Ryan, Planning Officer



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PROJECT DESCRIPTION AND LOCATION (APN):

2003-0849 – Application for a Use Permit on a 41,000 square foot lot to allow a new gas station building with associated self service car wash, and fuel canopy. The property is located at **1005 W El Camino Real** in a C-2 (Highway Business) Zoning District.

FINDINGS:

The Director of Community Development of the City of Sunnyvale, California, hereby determines that an environmental impact report is not required. There are sufficient environmental controls incorporated into the zoning regulations to ensure no significant detrimental effect.

The above determination is based upon the initial study conducted in this matter; information provided by the applicant in an "Application for Environmental Clearance" and is based on the fact that the use is in keeping with and not in conflict with the adopted General Plan, Zoning Ordinance and Subdivision Ordinance. The use is specifically permitted by a Use Permit and the use would be in keeping with the character of the Zoning District. Site and architectural control will be exercised over the proposed development by the Planning Commission. No endangered species are known to depend on this site for habitat.

Mitigation Measures:

- a) Hours of operation for the car wash shall be Monday through Friday 7:00 a.m. to 9:00 p.m. and Weekdays and Holidays: 10:00 a.m. to 9:00 p.m.
- b) Sound walls must be constructed with materials such that they have a total minimum surface density of 4 pounds per square foot (lb/ft²). The walls shall be a minimum height of 12 feet above the car wash grade and are to be located along the same line as the north wall of the car wash.
- c) The exterior shell construction shall include a minimum 7/8" thickness of cement plaster on exterior wall surfaces and a minimum wall stud size of 2" x 6".
- d) Where possible all ventilation openings, such as those for the car wash attic space and the mechanical room.
- e) The car wash blower manufacturer shall be Proto-Vest Inc. or equivalent.



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Circulated On March 17, 2004

Signed: _____
Trudi Ryan, Planning Officer

Adopted On _____

Verified: _____
Trudi Ryan, Planning Officer



California Department of Fish and Game CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

PROJECT TITLE/LOCATION (INCLUDE COUNTY):

The **Use Permit** is located on **1005 West El Camino Real**, City of Sunnyvale, County of Santa Clara in a C-2 (Highway Business) Zoning District. **APN: 161-41-006**

PROJECT DESCRIPTION:

2003-0849 – Application for a Use Permit on a 41,000 square foot lot to allow a new gas station building with associated self service car wash, and fuel canopy. The property is located at **1005 W El Camino Real** in a C-2 (Highway Business) Zoning District.

FINDINGS OF EXEMPTION:

1. This project is in an urban setting.
2. There is no alteration of land or effect on fish or wildlife.

CERTIFICATION:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Trudi Ryan

Title: Planning Officer, Community Development

Lead Agency: City of Sunnyvale

Date: _____

DFG: 3/94
Planner

INITIAL STUDY**City of Sunnyvale****Department of Community Development****Planning Division****P.O.Box 3707****Sunnyvale, CA 94088-3707**

Project #:	2003-0849 UP
Project Address:	1005 W. El Camino Real, Sunnyvale
Applicant:	Alan Address

1. Project Title: Gas Station/Car Wash at 1005 W. El Camino Real
2. Lead Agency Name and Address: City of Sunnyvale, Community Development
Department, Planning Division
3. Contact Person and Phone Number: Erin Walters (408) 730-7257
4. Project Location: 1005 W. El Camino Real
APN's: 161-41-006
5. Project Sponsor's Name and Address: Alan Address, 1080 O'Brian Drive, Menlo Park CA
94025
6. General Plan Designation: Commercial General Business (CGB)
7. Zoning: Highway Business (C-2)
8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. (Attach additional sheets if necessary))

The applicant proposes the removal of an existing gas station building and fuel canopy to allow the construction of a new 1,668 square foot gas station/gift shop building with an associated self service car wash, new expanded fuel canopy, and the addition of two fuel dispensers to an existing four fuel dispensers to result in a total of six fuel dispensers. No underground tanks will be disturbed.

The project requires a Use Permit for modification to the exiting gas station, the addition of a gift shop use and the addition of the car wash use.

9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)
North: Apartments
South: Auto Service
East: Auto Service
West: Restaurant
The project is located along El Camino Real, a major commercial and service corridor.
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement).

Project #: #2003-0849 Use Permit
Project Address: 1005 W. El Camino Real,
Sunnyvale
Applicant: Alan Andress

INITIAL STUDY ENVIRONMENTAL CHECKLIST

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities/Service Systems
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Population/Housing	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared. ☒

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required. ☐

Signature
Erin Walters, Associate Planner
Printed Name

Date
City of Sunnyvale
For (Lead Agency)

Project #: #2003-0849 Use Permit
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Sunnyvale
Applicant: Alan Address

INITIAL STUDY ENVIRONMENTAL CHECKLIST

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

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Applicant: Alan Andress

INITIAL STUDY ENVIRONMENTAL CHECKLIST

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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I. AESTHETICS. Would the project:

a. Have a substantial adverse effect on a scenic vista?	0	0	0	X	2, 94
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	0	0	0	X	2, 94
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	0	0	0	X	2, 94, 101
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	0	0	0	X	2, 94

II. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?	0	0	0	X	3, 97, 100, 111,
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	0	0	0	X	3, 97, 100, 111,
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	0	0	0	X	3, 96, 97, 100, 111,

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INITIAL STUDY ENVIRONMENTAL CHECKLIST

- | | | | | | | |
|----|--|---|---|---|----------|---------------------|
| d. | Expose sensitive receptors to substantial pollutant concentrations? | 0 | 0 | 0 | X | 62, 63,
111, 112 |
| e. | Create objectionable odors affecting a substantial number of people? | 0 | 0 | 0 | X | 111, 112 |

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INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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III. BIOLOGICAL RESOURCES:

- | | | | | | | |
|----|--|---|---|---|----------|----------------------|
| a. | Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | θ | θ | θ | X | 2, 94, 111, 112, 109 |
| b. | Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service? | θ | θ | θ | X | 2, 94, 111, 112, 109 |
| c. | Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | θ | θ | θ | X | 2, 94, 111, 112, 109 |
| d. | Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? | θ | θ | θ | X | 2, 94, 111, 112, 109 |
| e. | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | θ | θ | θ | X | 41, 94, 111, 112 |
| f. | Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan? | θ | θ | θ | X | 2, 41, 94, 111, 112 |

IV. CULTURAL RESOURCES. Would the project:

- | | | | | | | |
|----|--|---|---|---|----------|-------------------------|
| a. | Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | θ | θ | θ | X | 10, 42, 60, 61, 94, 111 |
|----|--|---|---|---|----------|-------------------------|

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- | | | | | | | |
|----|--|---|---|---|----------|-------------|
| b. | Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5? | 0 | 0 | 0 | X | 10, 42, 94, |
|----|--|---|---|---|----------|-------------|

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	0	0	0	X	10, 42, 94, 111
d. Disturb any human remains, including those interred outside of formal cemeteries?	0	0	0	X	2, 111, 112
V. LAND USE AND PLANNING. Would the project:					
a. Physically divide an established community?	0	0	0	X	2, 11, 12, 21, 28
b. Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	0	0	0	X	31, 28, 111
c. Conflict with any applicable habitat conservation plan or natural communities conservation plan?	0	0	0	X	2, 41, 94, 111
VI. MINERAL RESOURCES. Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	0	0	0	X	2, 94,
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	0	0	0	X	2, 94
VII. NOISE. Would the project result in:					
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	0	X	0	0	Discussion at end of checklist
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	0	0	0	X	2, 16, 26, 94, 111, 112
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	0	0	0	X	2, 16, 26, 94, 111, 112

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- | | | | | | | |
|----|---|---|---|----------|---|--------------------------------|
| d. | A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | 0 | 0 | X | 0 | Discussion at end of checklist |
|----|---|---|---|----------|---|--------------------------------|

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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VIII. POPULATION AND HOUSING. Would the project:

- | | | | | | | |
|----|--|---|---|---|----------|------------------|
| a. | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | 0 | 0 | 0 | X | 2, 11, 111, 112 |
| b. | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | 0 | 0 | 0 | X | 2, 11, 111, 112, |
| c. | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | 0 | 0 | 0 | X | 2, 11, 111, 112 |

IX. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | | | |
|----|--------------------------|---|---|---|----------|---|
| a) | Parks? | 0 | 0 | 0 | X | 2, 18, 111, 112 |
| b) | Fire protection? | 0 | 0 | 0 | X | <u>UFC/U</u>
<u>BC/SV</u>
<u>MC</u> |
| c) | Schools? | 0 | 0 | 0 | X | 2, 111, 112 |
| d) | Other public facilities? | 0 | 0 | 0 | X | 1, 2, 111, 112 |
| e) | Police protection? | 0 | 0 | 0 | X | 26, 65, 66, 103, 104 |

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Planning Division Checklist (8 of 8)

X. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	0	0	0	X	2, 10, 26, 42, 59, 60, 61, 111, 112
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?	0	0	0	X	1, 2, 111, 112
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	0	0	0	X	111, 112

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Building & Safety Division Checklist (1 of 1)

XI. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:
- | | | | | | | |
|-------|---|---|---|----------|----------|---|
| (i) | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | 0 | 0 | 0 | X | <u>UBC,</u>
<u>UPC,</u>
<u>UMC,</u>
<u>NEC</u> |
| (ii) | Strong seismic ground shaking? | 0 | 0 | X | 0 | Discuss
ion at
end of
check-
list |
| (iii) | Seismic-related ground failure, including liquefaction? | 0 | 0 | X | 0 | Discuss
ion at
end of
check-
list |
| (iv) | Landslides? | 0 | 0 | 0 | X | <u>UBC,</u>
<u>UPC,</u>
<u>UMC,</u>
<u>NEC</u> |
- b) Result in substantial soil erosion or the loss of topsoil?
- | | | | | | | |
|--|--|---|---|---|----------|---|
| | | 0 | 0 | 0 | X | <u>UBC,</u>
<u>UPC,</u>
<u>UMC,</u>
<u>NEC</u> |
|--|--|---|---|---|----------|---|
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
- | | | | | | | |
|--|--|---|---|---|----------|---|
| | | 0 | 0 | 0 | X | <u>UBC,</u>
<u>UPC,</u>
<u>UMC,</u>
<u>NEC</u> |
|--|--|---|---|---|----------|---|
- d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- | | | | | | | |
|--|--|---|---|---|----------|---|
| | | 0 | 0 | 0 | X | <u>UBC,</u>
<u>UPC,</u>
<u>UMC,</u>
<u>NEC</u> |
|--|--|---|---|---|----------|---|

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	0	0	0	X	<u>UBC,</u> <u>UPC,</u> <u>UMC,</u> <u>NEC</u>

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	0	0	0	X	2, 20, 24, , 87, 88, 89, 90, 111, 112
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	0	0	0	X	2, 20, 24, 25 , 87, 88, 89, 111, 112
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	0	0	0	X	2, 20, 24, 25, 87, 88, 89, 111, 112
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	0	0	0	X	2, 20, 24, 25, 87, 88, 89, 111, 112
e) Result in a determination by the wastewater treatment provider that services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	0	0	0	X	2, 20, 24, 25, 87, 88, 89, 90, 111, 112
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	0	0	0	X	2, 22, 90, 111, 112
g) Comply with federal, state, and local statues and regulations related to solid waste?	0	0	0	X	2, 22, 90, 111, 112

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XIII. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in the traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	0	0	0	X	2, 12, 71, 75, 76, 77, 111, 112
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	0	0	0	X	2, 71, 75, 76, 77, 80, 84, 111, 112,
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	0	0	0	X	2, 111, 112, 113
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	0	0	0	X	2, 12, 71, 75, 76, 77, 80, 84, 111, 112,
e) Result in inadequate emergency access?	0	0	0	X	2, 111, 112
f) Result in inadequate parking capacity?	0	0	0	X	2, 37, 111, 112
g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	0	0	0	X	2, 12, 81, 111, 112

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 Applicant: Alan Andress

INITIAL STUDY ENVIRONMENTAL CHECKLIST

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XIV. HAZARDS AND HAZARDOUS MATERIALS. Would the project?

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	0	0	0	X	<u>UFC/UB C/SVMC</u>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	0	0	0	X	<u>UFC/UB C/SVMC</u>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	0	0	0	X	<u>UFC/UB C/SVMC</u>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	0	0	0	X	<u>UFC/UB C/SVMC</u>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	0	0	0	X	<u>UFC/UB C/SVMC</u>
f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	0	0	0	X	<u>UFC/UB C/SVMC</u>
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	0	0	0	X	<u>UFC/UB C/SVMC</u>

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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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XV. RECREATION

- | | | | | | | |
|----|--|---|---|---|----------|-----------------|
| a) | Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | 0 | 0 | 0 | X | 2, 18, 111, 112 |
| b) | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | 0 | 0 | 0 | X | 2, 18, 111, 112 |

XIX. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project?

- | | | | | | | |
|----|---|---|---|---|----------|----|
| a) | Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? | 0 | 0 | 0 | X | 94 |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | 0 | 0 | 0 | X | 94 |
| c) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | 0 | 0 | 0 | X | 94 |

HYDROLOGY AND WATER QUALITY. Would the project:

- | | | | | | | |
|----|--|---|---|---|----------|---------------------|
| a) | Violate any water quality standards or waste discharge requirements? | 0 | 0 | 0 | X | 2, 24, 25, 111, 112 |
|----|--|---|---|---|----------|---------------------|

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 Applicant: Alan Address

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- b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 0 0 0 **X** 2, 24, 25, 111, 112

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	0	0	0	X	2, 24, 25, 111, 112
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	0	0	0	X	2, 24, 25, 111, 112
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	0	0	0	X	2, 24, 25, 111, 112
f) Otherwise substantially degrade water quality?	0	0	0	X	2, 24, 25, 111, 112
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	0	0	0	X	2, 12, 19, 24, 111, 112
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	0	0	0	X	2, 19, 24, 111, 112
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	0	0	0	X	2, 19, 24, 25, 111, 112
j) Inundation by seiche, tsunami, or mudflow?	0	0	0	X	2, 19, 24, 25, 111, 112

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INITIAL STUDY ENVIRONMENTAL CHECKLIST

DISCUSSION OF IMPACTS THAT ARE LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

NOISE (a) The Noise Sub-Element of the City of Sunnyvale General Plan (March 1997) contains noise policies and noise and land use compatibility guidelines used to assess this project. The Sunnyvale Municipal Code, Section 19.24.020(b) states:

Operational noise shall not exceed 75 dBA at any point on the property line of the premises upon which the noise or sound is generated or produced; provided, however, that the noise or sound level shall not exceed 50 dBA during nighttime or 60 dBA during daytime hours at any point on adjacent residentially zoned property.

The Municipal Code defines daytime as the period from 7am to 10pm daily, and nighttime as the period between 10pm and 7am daily. The guidelines for noise indicated in the Noise Sub-Element of the General Plan for the City of Sunnyvale are identical to the limits specified in the Municipal Code.

Based on the above, the noise limit at the commercial property line to the west is 75 dBA and the noise limit at the residential property line to the north is 60 dBA during daytime hours.

The existing ambient noise level for this site is 65 dBA at the residential property line to the north.

The project applicant provided a noise study for the project that was prepared by Wilson, Ihrig & Associates, Inc. an acoustical consultant. The noise study prepared January 16, 2004 provides the following mitigation measures to ensure that the noise limit at the commercial property line to the west is 75 dBA and the noise limit at the residential property line to the north is 65 dBA during daytime hours, due to the existing ambient level for this site.

Acoustical Mitigation Measures

1. In addition to complying with applicable City Codes, Ordinances, and Resolutions, the following mitigation measures are incorporated into the project to minimize the identified potential environmental impacts:

Hours of Operation

- a) What and where: Hours of operation for the car wash shall be Monday through Friday 7:00 a.m. to 9:00 p.m. and Weekdays and Holidays: 10:00 a.m. to 9:00 p.m.
When: During hour of operation for carwash.
Who: The City will require this as a condition of approval for the Use Permit and will verify through Code Enforcement.

Sound Wall

- b) What and where: Sound walls must be constructed with materials such that they have a total minimum surface density of 4 pounds per square foot (lb/ft²). Materials indicated in Figure 3 of the noise study meet this requirement. The walls shall be a minimum height of 12 feet above the car wash grade and are to be located along the same line as the north wall of the car wash. In order to meet the noise criteria anywhere on the residential property as specified in the Municipal Code, the walls are to extend far enough away from the car wash such that the line of sight is interrupted between any portion of the car wash doorways and the adjacent property. There must be no gaps in the walls or between the walls and the car wash building. It is necessary that the surfaces of the barrier wall at the entrance of the north wall of the gift store to be acoustically absorptive in order to reduce reflections between the two surfaces. Such reflections will reduce the effectiveness of the barrier

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wall. A minimum 50% coverage will be needed for both wall surfaces. One approach is to use pre-fabricated acoustically absorptive noise barrier panels. The following materials are acceptable (or approved similar) for exterior applications: Empire Acoustics, Model M-90, Kinetics Noise Control Vibron, Concrete Solutions, Inc. Soundsorb and Smith Midland Durisol. Any of these systems can be used as a "stand-alone" system for the construction of the noise barrier walls or for the portion near the entrance only. For the gas station wall, the panels can be attached to the surface individually. As an alternative to the barrier panels, a spray-on cementitious, acoustically absorptive material may be applied to the wall surfaces. The following spray-on is acceptable (or approved similar): A minimum 1.5" thickness of Pyrok Acoustement 30.

How: Indicate the location and materials type of sound wall installation on the building permits plans. Include details that show material complies with these requirements.

When: Prior to building permit final.

Who: The City will require this to be indicated on the building permit plans prior to issuance and will verify installation.

Building Shell

- c) What and where: The exterior shell construction shall include a minimum 7/8" thickness of cement plaster on exterior wall surfaces and a minimum wall stud size of 2" x 6". The interior spaces between the studs be filled with R-19 batt insulation to improve the acoustical reduction provided by the wall assembly. The roof/ceiling assembly shall have a Sound Transmission Class (STC) equal to that of the walls. All joints in the exterior walls and roof shall be sealed airtight with resilient, non-hardening acoustical sealant.

How: Indicate the location and materials type of building shell installation on the building permits plans.

Include details that show material complies with these requirements.

When: Prior to building permit final.

Who: The City will require this to be indicated on the building permit plans prior to issuance and will verify installation.

Building Ventilation

- c) What and where: Where possible all ventilation openings, such as those for the car wash attic space and the mechanical room, should not be visible from the residential uses to the north. For a peaked roof design, this can be accomplished by placing vents on the side of the roof facing El Camino Real. Alternatively, a parapet can be included in the design along the north roof edge. It may be necessary to extend the parapet along the west and east roof edges to block the line of sight from the vents to the residential area. Where acoustical shielding can not be provided by either the proposed sound walls, roof line, or the parapet, install acoustically rated ventilation ducts, often described as "Z-ducts". These ducts are commonly used in residential applications to provide fresh air while reducing noise from exterior sources such as traffic. Acceptable products include Industrial Acoustics Company Quiet-VENT Silencers or approved similar. Alternatively covers can be constructed over the vent openings. The covers should be constructed with either 3/4" minimum thickness plywood or sheet metal, 20 gauge or thicker. The inside surfaces of the covers should be lined with rigid fiberboard duct lining (minimum 3 pounds per cubic foot and a minimum thickness of 2").

How: Indicate the location and materials type of building ventilation installation on the building permits plans. Include details that show material complies with these requirements.

When: Prior to building permit final.

Who: The City will require this to be indicated on the building permit plans prior to issuance and will verify installation.

Manufacture of Blower Equipment

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- d) What and where: The car wash blower manufacturer shall be Proto-Vest Inc. or equivalent. The Proto-Vest assembly includes an insulated enclosure over the fan housing and the fan motor as well as a silencer for the air inlet to the enclosure and a silencer at the fan outlet.
How: Indicate the location and manufacture type of blower equipment on the building permits plans. Provide manufacture cut-sheets detailing how the equipment complies with these requirements.
When: Prior to building permit final.
Who: The City will require this to be indicated on the building permit plans prior to issuance and will verify installation.

DISCUSSION OF IMPACTS THAT ARE LESS THAN SIGNIFICANT

NOISE d) Although the site is already developed, the project will introduce short-term and temporary additional sources of noise to the project area during construction. Through the City's implementation of the Municipal Code noise regulations, this impact will be lessened to a less than significant level during construction.

GEOLOGY AND SOILS (ii) and (iii) The project site is not located in an area with any active faults, but may experience strong seismic ground shaking in the event of an earthquake. Through the City's implementation of the Uniform Building Code requirements for area's with potential for seismic activity this aspect of the project will be reduced to a less than significant level.

Completed By: Erin Walters, Associate Planner

Date: March 10, 2004

ENVIRONMENTAL CHECKLIST REFERENCE LIST

Note: All references are the most recent version as of the date the initial Study was prepared:

ENVIRONMENTAL CHECKLIST REFERENCE LIST

Note: All references are the most recent version as of the date the initial Study was prepared:

1. **City of Sunnyvale General Plan:**
2. Map
3. Air Quality Sub-Element
4. Community Design Sub-Element
5. Community Participation Sub-Element
6. Cultural Arts Sub-Element
7. Executive Summary
8. Fire Services Sub-Element
9. Fiscal Sub-Element
10. Heritage Preservation Sub-Element
11. Housing & Community Revitalization Sub-Element
12. Land Use & Transportation Sub-Element
13. Law Enforcement Sub-Element
14. Legislative Management Sub-Element
15. Library Sub-Element
16. Noise Sub-Element
17. Open Space Sub-Element.
18. Recreation Sub-Element
19. Safety & Seismic Safety Sub-Element
20. Sanitary Sewer System Sub-Element
21. Socio-Economic Sub-Element
22. Solid Waste Management Sub-Element
23. Support Services Sub-Element
24. Surface Run-off Sub-Element
25. Water Resources Sub-Element
26. **City of Sunnyvale Municipal Code:**
27. Chapter 10
28. Zoning Map
29. Chapter 19.42. Operating Standards
30. Chapter 19.28. Downtown Specific Plan District
31. Chapter 19.18. Residential Zoning Districts
32. Chapter 19.20. Commercial Zoning Districts
33. Chapter 19.22. Industrial Zoning Districts
34. Chapter 19.24. Office Zoning Districts
35. Chapter 19.26. Combining Zoning Districts
36. Chapter 19.28. Downtown Specific Plan
37. Chapter 19.46. Off-Street Parking &

ENVIRONMENTAL CHECKLIST REFERENCE LIST

Note: All references are the most recent version as of the date the initial Study was prepared:

Loading

- 38. Chapter 19.56. Solar Access
- 39. Chapter 19.66. Affordable Housing
- 40. Chapter 19.72. Conversion of Mobile Home Parks to Other Uses
- 41. Chapter 19.94. Tree Preservation
- 42. Chapter 19.96. Heritage Preservation

Specific Plans

- 43. El Camino Real Precise Plan
- 44. Lockheed Site Master Use Permit
- 45. Moffett Field Comprehensive Use Plan
- 46. 101 & Lawrence Site Specific Plan
- 47. Southern Pacific Corridor Plan

Environmental Impact Reports

- 48. Futures Study Environmental Impact Report
- 49. Lockheed Site Master Use Permit Environmental Impact Report
- 50. Tasman Corridor LRT Environmental Impact Study (supplemental)
- 51. Kaiser Permanente Medical Center Replacement Center Environmental Impact Report (City of Santa Clara)
- 52. Downtown Development Program Environmental Impact Report
- 53. Caribbean-Moffett Park Environmental Impact Report
- 54. Southern Pacific Corridor Plan Environmental Impact Report

Maps

- 55. City of Sunnyvale Aerial Maps
- 56. Flood Insurance Rate Maps (FEMA)
- 57. Santa Clara County Assessors Parcel
- 58. Utility Maps (50 scale)

Lists/Inventories

- 59. Sunnyvale Cultural Resources Inventory List
- 60. Heritage Landmark Designation List
- 61. Santa Clara County Heritage Resource Inventory

ENVIRONMENTAL CHECKLIST REFERENCE LIST

Note: All references are the most recent version as of the date the initial Study was prepared:

- 62. Hazardous Waste & Substances Sites
List (State of California)
- 63. List of Known Contaminants in Sunnyvale

Legislation/Acts/Bills/Codes

- 64. Subdivision Map Act
- 65. Uniform Fire Code, including
amendments per SMC adoption
- 66. National Fire Code (National Fire
Protection Association)
- 67. Title 19 California Administrative Code
- 68. California Assembly Bill 2185/2187
(Waters Bill)
- 69. California Assembly Bill 3777 (La Follette
Bill)
- 70. Superfund Amendments &
Reauthorization Act (SARA) Title III

Transportation

- 71. California Department of Transportation
Highway Design Manual
- 72. California Department of Transportation
Traffic Manual
- 73. California Department of Transportation
Standard Plan
- 74. California Department of Transportation
Standard Specification
- 75. Institute of Transportation Engineers -
Trip Generation
- 76. Institute of Transportation Engineers
Transportation and Traffic Engineering
Handbook
- 77. U.S. Dept. of Transportation Federal
Highway Admin. Manual on Uniform
Traffic Control Devices for Street and
Highways
- 78. California Vehicle Code
- 79. Traffic Engineering Theory & Practice by
L. J. Pegnataro
- 80. Santa Clara County Congestion
Management Program and Technical
Guidelines
- 81. Santa Clara County Transportation

ENVIRONMENTAL CHECKLIST REFERENCE LIST

Note: All references are the most recent version as of the date the initial Study was prepared:

- Agency Short Range Transit Plan
- 82. Santa Clara County Transportation Plan
- 83. Traffic Volume Studies, City of Sunnyvale
Public works Department of Traffic
Engineering Division
- 84. Santa Clara County Sub-Regional
Deficiency Plan
- 85. Bicycle Plan

Public Works

- 86. Standard Specifications and Details of the
Department of Public Works
- 87. Storm Drain Master Plan
- 88. Sanitary Sewer Master Plan
- 89. Water Master Plan
- 90. Solid Waste Management Plan of Santa
Clara County
- 91. Geotechnical Investigation Reports
- 92. Engineering Division Project Files
- 93. Subdivision and Parcel Map Files

Miscellaneous

- 94. Field Inspection
- 95. Environmental Information Form
- 96. Annual Summary of Containment
Excesses (BAAQMD)
- 97. Current Air Quality Data
- 98. Chemical Emergency Preparedness
Program (EPA) Interim Document in
1985?)
- 99. Association of Bay Area Governments
(ABAG) Population Projections
- 100. Bay Area Clean Air Plan
- 101. City-wide Design Guidelines
- 102. Industrial Design Guidelines

Building Safety

- 103. Uniform Building Code, Volume 1,
(Including the California Building Code,
Volume 1)
- 104. Uniform Building Code, Volume 2,
(Including the California Building Code,
Volume 2)

ENVIRONMENTAL CHECKLIST REFERENCE LIST

Note: All references are the most recent version as of the date the initial Study was prepared:

- 105. Uniform Plumbing Code, (Including the California Plumbing Code)
- 106. Uniform Mechanical Code, (Including the California Mechanical Code)
- 107. National Electrical Code (Including California Electrical Code)
- 108. Title 16 of the Sunnyvale Municipal Code

Additional References

- 109. USFWS/CA Dept. F&G Special Status Lists
- 110. Project Traffic Impact Analysis
- 111. Project Description
- 112. Project Development Plans
- 113. Santa Clara County Airport Land Use Plan
- 114. Federal Aviation Administration
- 115. Noise Study Prepared by Wilson, Ihrig & Associates January 16, 2004